



BOARD OF ADJUSTMENT AGENDA

**Kannapolis City Hall
Laureate Center - Kannapolis, N.C.**

Tuesday March 17, 2020 at 6:00 PM

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval/Correction of Minutes – January 21, 2020 & February 18, 2020**
- 5. Swearing-In for Testimony**
- 6. Public Hearing:**

a. BOA-2019-11 – Conditional Use Permit – Kellswater Commons

Public hearing to consider a request for a Conditional Use Permit (CUP). The applicant, Meritage Homes of the Carolinas, Inc., is requesting a CUP to allow for the construction of 150 townhomes on property located at 3820 Kannapolis Parkway and portions of unaddressed properties located on Kannapolis Parkway and Rogers Lake Road, more specifically identified as Cabarrus County Parcel Identification Numbers 5602-39-3594, 5602-38-6551, 5602-38-7169, 5602-38-9296, 5602-38-8556, 5602-49-3071, 5602-49-1394 and 5602-39-8206. The properties are zoned C-2 (General Commercial) and are approximately 18.86 +/- total acres.

b. BOA-2020-06 – Conditional Use Permit – Kannapolis Apartments N. Cannon Blvd.

Public hearing to consider a request for a Conditional Use Permit (CUP). The applicant, Parent Development, LLC., is requesting a CUP to allow for a 72-unit, multi-family residential development located on an unaddressed parcel on N. Cannon Blvd., more specifically identified as Rowan County Parcel Identification Number 162 004. The property is zoned C-2 (General Commercial) and is approximately 5.05 +/- acres.

c. BOA-2020-05 – Conditional Use Permit – 420, 422 & 428 S. Main St.

Public hearing to consider a request for a Conditional Use Permit (CUP). The applicant, Long Ridge Development & Investments LLC., is requesting a CUP to allow for construction of 6 (six) single-family detached homes located at 420-428 S. Main St., more specifically identified as Cabarrus County Parcel Identification Numbers 5613-57-4737, 5613-57-4720, and 5613-57-4521. The properties are zoned CC (Center City) and are approximately 1.5 +/- total acres.

ADA Notice and Hearing-Impaired Provisions

In accordance with requirements of Title II of the Americans with Disabilities Act of 1990 (“ADA”), anyone who requires auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director by phone at 704-920-4302 or email at tccline@kannapolisnc.gov as soon as possible, but no later than forty-eight (48) hours before the scheduled event.

d. BOA-2020-08 – Variance – Unaddressed Parcel on Buick Ave.

Public Hearing to consider a request for a variance Article 4, Table 4.7-1. of the Unified Development Ordinance, which requires minimum dimensional requirements for property located in the Residential Village (RV) zoning district. The applicant, Marie Dellinger., is requesting a variance to allow for the development of a single-family residential structure. The property is located on an unaddressed parcel on Buick Ave. and is more specifically identified as Cabarrus County PIN #5613-65-7820.

e. BOA-2020-10 – Certificate of Nonconformity Adjustment – Northern Tools

Public Hearing to consider a Certificate of Nonconformity Adjustment (CONA). The applicant, SignArt, Inc., is requesting a CONA to allow signage which exceeds the maximum allowed square footage for the C-2 (General Commercial) zoning district on property located at 3363 Cloverleaf Pkwy. and more specifically identified as Cabarrus County Parcel Identification Number 5622-22-8431. The property is zoned C-2 and is approximately 2.43 +/- acres.

7. Planning Director Update

8. Other Business

9. Adjourn